

**MEETING MINUTES  
CAPITAL CENTER COMMISSION**

**Thursday, September 9, 2004**

**12:00 Noon**

**First Floor Theater**

**30 Exchange Terrace**

**Providence, RI**

**1. Roll Call**

Chairman Gardner called the meeting to order at 12:10 PM. Members present included Leslie A. Gardner, Merlin DeConti, Steve Daniels, Ken Dulgarian, Steve Durkee, Barry Fain (arrived 12:15PM), Wilfrid L. Gates, Jr., Jay Goodman, Barry Preston, Senator William Walaska, Stanley Weiss and Councilwoman Rita Williams.

Staff present included Deborah Melino-Wender, Executive Director.

Others present included Andrea Stape, Providence Journal; Ron Chrzanowski, Capital Properties; Mike Russo; Amy Vitale, Partridge, Snow & Hahn; Greg Mancini, 21<sup>st</sup> Century LM Partnership; Erik Dyson, GTECH, Timothy More, North Benefit Street Association, Richard Galvin, Commonwealth Ventures; Al Spagnolo, Spagnolo Gisness.

**2. Minutes**

**2.1 Approval of Commission Minutes of August 12, 2004**

The motion was duly made, seconded and unanimously passed to approve the minutes of the Capital Center Commission meeting of August 12, 2004.

**2.2 Acceptance of Design Review Committee Minutes of August 3, 2004 and August 17, 2004**

The motion was duly made, seconded and unanimously passed to accept the minutes of the Design Review Committee Minutes of August 3, 2004 and August 17, 2004..

**3. Report of the Executive Director**

The Executive Director updated the Commission on the status of the Parcels in Capital Center, including the change of ownership for the Providence Place Mall. She informed them of the meetings that have taken place with the RI Department of Administration and RIDOT regarding Station Park and the presentations made at the Providence Foundation meeting. Additionally, the Executive Director reminded the Commission of the dates for the Parcel 2 public hearings.

**4. Parcels 3W & 4W: Request for Extension of Interim Parking**

Chairman Gardner informed the Commission that it initially granted approval for interim parking on October 10, 1991. This was extended at various intervals over the last several years through October 10, 2004. Capital Properties is now seeking a two-year extension on

this interim parking. She should be noted that Capital Properties has paid the two-year interim fee of \$2,500.

A brief discussion followed concerning possible developer interest in these sites.

The motion was duly made, seconded and unanimously passed to approve the extension of the interim parking on Parcels 3W and 4W through October 10, 2006.

## **5. Parcel 9: GTECH: Design Presentation**

Presenters: Richard Galvin, Commonwealth Ventures

Al Spagnolo, Spagnolo & Gisness

Chairman Gardner explained that the GTECH team has presented four times to the DRC, most recently on August 31<sup>st</sup> and that they are anticipating being ready for public hearings in November.

Mr. Galvin introduced the team and Mr. Spagnolo reviewed the project and its design to date. A brief discussion followed. Mr. Gates, as Chairman of the Design Review Committee noted that the Committee feels that the building does fit and that a strong design statement was needed at this gateway site. He noted that it does meet the guidelines in what it is supposed to do for Providence and that the Design Review Committee and the design team are continuing to work on some items. Mr. Fain noted that he personally has some concerns about an all glass building and its minimalist design.

## **7. FY-05 Budget**

Chairman Gardner noted that budget which the Commission approved in August is included in the agenda packet. She pointed out that the need for professional development was discussed but not included in the original budget. The Commission also discussed the fact that all legislative grants, including the stipend for the Commission, have been frozen. A discussion followed. The Commission also discussed the need to include an amount for professional development.

## **8. Executive Session**

(Pursuant to Par (1) Section 42-56-5 of the General Laws of the State of RI, if required)

### **8.1 Personnel**

At 12:55 PM, Mr. Goodman made the motion, seconded by Mr. Weiss to go into Executive session Pursuant to Par (1) Section 42-56-5 of the General Laws of the State of RI with respect to Personnel. Those voting in favor of the motion were

The members of the Committee Leslie A. Gardner, Merlin DeConti, Steve Daniels, Ken Dulgarian, Steve Durkee, Barry Fain Wilfrid L. Gates, Jr., Jay Goodman, Barry Preston, Senator William Walaska, Stanley Weiss and Councilwoman Rita Williams. No one voted in opposition. The Executive Director then left the meeting. The members reviewed and discussed materials relating to the Executive Director's job performance and compensation.

At 1:05 PM Mr. Weiss made the motion, seconded by Mr. Dulgarian to go into open session. Those voting in favor of the motion were Leslie A. Gardner, Merlin DeConti, Steve Daniels, Ken Dulgarian, Steve Durkee, Barry Fain Wilfrid L. Gates, Jr., Jay Goodman, Barry Preston,

Senator William Walaska, Stanley Weiss and Councilwoman Rita Williams. No one voted in opposition. The Executive Director rejoined the meeting.

The motion was duly made seconded and unanimously passed to amend the FY'05 budget to a total amount of \$154,928, with the additional compensation to be paid pending receipt of the State funding.

**9. New Business**

The Commission members discussed the condition of the Francis/Memorial intersection and the need for repairs to be made. They also discussed the timing of these in light of the proposed construction schedule for the GTECH site. The Executive Director will investigate this with RIDOT

**10. Adjournment**

The meeting was adjourned at 1:15 PM

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Leslie A. Gardner  
Chairman